

PERMIT APPLICATION FOR 1991 BALTIMORE COUNTY MARYLAND OFFICE OF THE BUILDING ENGINEER JIMSON, MARYLAND 21204

PROPERTY ADDRESS: 1020 Nicodemus Rd

APPLICANT INFORMATION: NAME: Robert E. Linz, Jr. ADDRESS: 1020 Nicodemus Rd, Reisterstown, MD 21136

DESCRIPTIVE PROPOSED WORK: 1. ADDITION 2. REPAIR 3. REMOVAL 4. OTHER

TYPE OF USE: RESIDENTIAL 1. ONE FAMILY 2. TWO FAMILY 3. THREE OR MORE FAMILY 4. OTHER

TYPE OF CONSTRUCTION: 1. MAJOR 2. MINOR 3. REPAIR 4. REMOVAL

APPROVAL SIGNATURES: DATE: 9/2/91

92-148-A

IN RE: PETITION FOR ZONING VARIANCE BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

Robert E. Linz, Jr. Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a single family dwelling to be constructed on a lot of less than 3 acres; to permit the creation of a lot with less than the minimum 300 feet diametral distance; and to permit side yard setbacks of 28 feet and 36 feet in lieu of the required 50 feet, respectively, all as more particularly described in Petitioner's Exhibit 1.

The Petitioner appeared and testified. There were no Protestants. Testimony indicated that the subject property, known as 1020 Nicodemus Road, consists of .7 acres, plus or minus, and is zoned R.C. 4. The Petitioner testified that his grandmother transferred the property to him a little over a year ago. Mr. Linz testified that he currently lives in the adjoining property with his parents. He proposes constructing a home on the subject property for himself and his wife, who are expecting a baby.

Due to the size of the property, the Petitioner cannot build a home that meets the current setback requirements and/or minimum lot acreage requirements. The Petitioner testified and submitted evidence that the lot size today is the same size and dimensions as it was prior to

92-148-A

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 1020 Nicodemus Rd, Reisterstown MD 21136

OWNER: Robert E. Linz

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LOCATION INFORMATION: Councilmanic District: 3, Election District: 4, Zoning: R.C. 4

Scale of Drawing: 1" = 20'

CASE NUMBER 92-148-A

PETITIONER'S EXHIBIT #

Robert & Gail Linz, owners of a single family dwelling located at 1020 Nicodemus Rd. Reisterstown, MD 21136, are proposing to build an open wood deck with side set backs of 30' & 20', along with a rear set back of 150'.

Both adjoining neighbors have reviewed the building proposal.

1018 Nicodemus Rd. - Mr. & Mrs. Robert E. Linz

I approve _____ disapprove _____

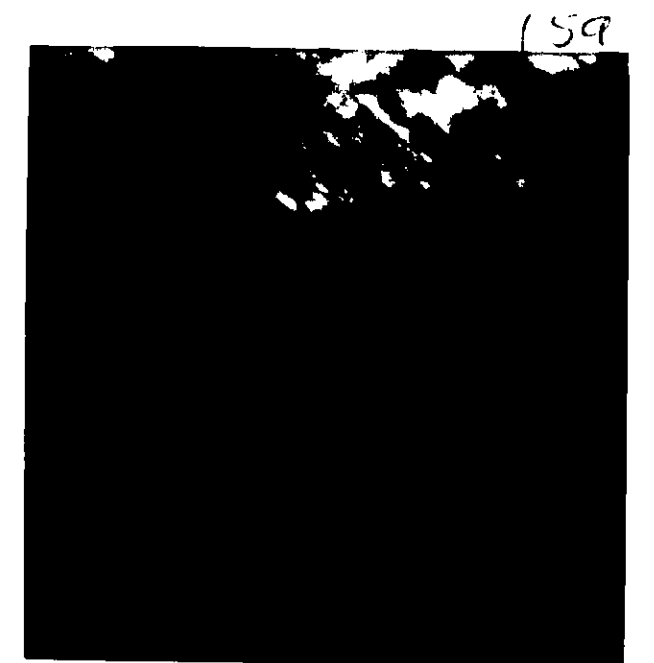
1022 Nicodemus Rd. - Mr. David Murphy

I approve _____ disapprove _____

September 1, 1991

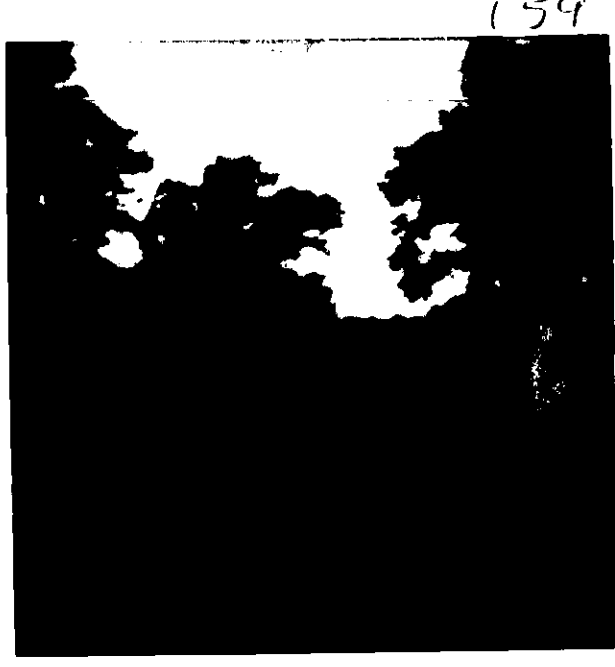
CASE NUMBER 92-148-A

PETITIONER'S EXHIBIT #



CASE NUMBER 92-148-A

PETITIONER'S EXHIBIT #



92-148-76
159



Y - NE

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
1988-144-68, 145-68, 146-68, 147-68, 148-68, 149-68, 150-68
Del. J. B.
Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE 1" = 200'	LOCATION REISTERSTOWN AREA SOUTH	SHEET N.W. 14-K
DATE OF PHOTOGRAPHY JANUARY 1986		

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210